






# FOR SALE

## Hobleythick Lane, Westcliff-on-Sea SS0 0RP

Offers In Excess Of £540,000 Freehold Council Tax Band - D

3  2  2  sq ft

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Separate Fitted Kitchen
- Bathroom, En-Suite, Cloakroom & Utility
- Spacious Throughout
- West Facing Rear Garden
- Off Street Parking to Front
- Grammar School Opposite
- Convenient for the Hospital Which Is Situated Round The Corner

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Superb detached three/four bedroom house set in a popular residential area of Westcliff, ideal for local schools, the hospital and travel routes. Spacious and bright throughout with ample storage areas, this property offers two good size reception rooms, kitchen, utility and cloakroom to the ground floor with French doors from the lounge leading to the attractive west facing rear garden. To the first floor are three bedrooms with en-suite to the master, and family bathroom. Externally to the front there is paved off street parking for two vehicles. A fantastic family home, viewing is advised.

### Entrance

Front door into entrance hallway with wood effect floor, double glazed window to side aspect, coving, stairs to first floor with under stair cupboard and doors to all rooms.

### Kitchen

Kitchen to front aspect with double glazed square bay window, coving, radiator and tiled floor. The kitchen has a range of wall and base units with rolled edge work surface and stainless steel sink with drainer. Integrated appliances include oven with hob and extractor hood.

### Dining Room/Bedroom 4

Dining room with wood effect floor, radiator and double glazed window to side aspect, potential to be utilised as a fourth bedroom.

### Lounge

Spacious and bright lounge to the rear aspect with double glazed French doors leading out to the west facing rear garden. Wood effect floor, two radiators, coving, decorative fireplace and large storage cupboard.

### Cloakroom

Two piece cloakroom comprising WC and vanity wash hand basin. Double glazed window to side aspect, tiled floor, part tiled walls, coving and extractor fan.

### Utility Room

Utility room with double glazed window and door to side aspect leading to garden access. Tiled floor, radiator, coving and extractor fan.

### First Floor

Stairs to first floor with fitted carpet. Large first floor landing with fitted carpet, double glazed window to side aspect, airing cupboard with double doors, further storage cupboard, coving and loft hatch. doors to rooms.

### Bedroom 1

Bedroom to front aspect with fitted carpet, double glazed bay window, radiator and door to en-suite.

### En-Suite

Three piece en-suite comprising WC, wash hand basin and shower.

### Bedroom 2

Bedroom to rear aspect with double glazed window, fitted carpet and radiator.

### Bedroom 3

Bedroom to front aspect with double glazed window, fitted carpet, radiator and coving.

### Bathroom

Three piece suite comprising bath with shower over and glazed screen, WC and vanity wash hand basin. Tiled floor, part tiled walls, heated towel rail, coving and double glazed window to rear.

### Rear Garden

Well-presented west facing rear garden commencing with patio area leading to lawn. Established trees and shrubbery, garden shed to side aspect and gated side access to front. Rear garden approx. 24' x 32'.

### Off Street Parking

Paved frontage offering off street parking for 2 vehicles.

### Tenure

Freehold  
Council Tax Band - D



GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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